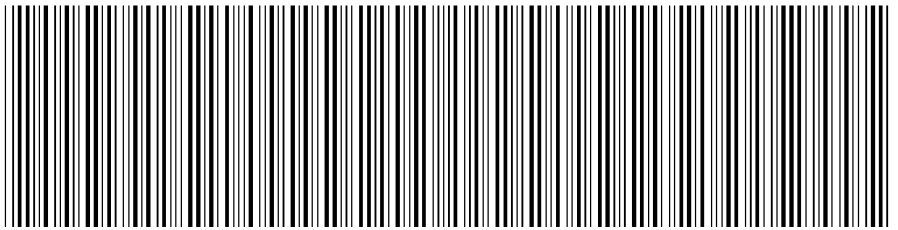


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2019052400532002001EF1C8

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 11

Document ID: 2019052400532002

Document Date: 05-22-2019

Preparation Date: 06-10-2019

Document Type: MAPS

Document Page Count: 9

Non-Standard Form Size

PRESENTER:

ROYAL REGISTERED PROPERTY
REPORTS(182651)BL/MB
125 PARK AVENUE, SUITE 1610
NEW YORK, NY 10017
212-376-0900
MBASALATAN@ROYALABSTRACT.COM

RETURN TO:

ROYAL REGISTERED PROPERTY
REPORTS(182651)BL/MB
125 PARK AVENUE, SUITE 1610
NEW YORK, NY 10017
212-376-0900
MBASALATAN@ROYALABSTRACT.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1292	1434	Entire Lot 78A	432 PARK AVENUE

Property Type: SINGLE RESIDENTIAL CONDO UNIT

Borough	Block	Lot	Unit	Address
MANHATTAN	1292	1435	Entire Lot 78B	432 PARK AVENUE

Property Type: SINGLE RESIDENTIAL CONDO UNIT

Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

PARTY 1:

432 PARK CONDOMINIUM
432 PARK AVENUE
NEW YORK, NY 10022

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 119.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 06-10-2019 11:37

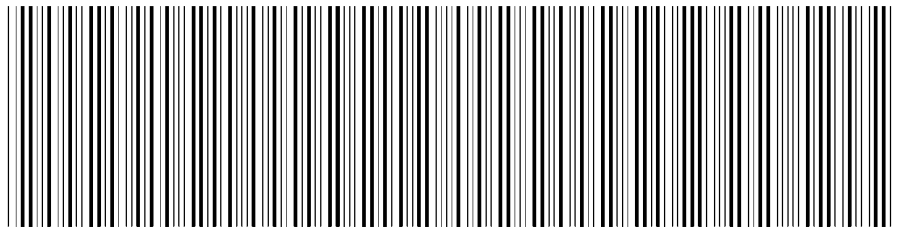
City Register File No.(CRFN):

2019000181030



Annette McMill

City Register Official Signature



2019052400532002001CF348

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 11

Document ID: 2019052400532002
Document Type: MAPS

Document Date: 05-22-2019

Preparation Date: 06-10-2019

PROPERTY DATA

Borough	Block Lot	Unit	Address
MANHATTAN	1292 1453 Entire Lot	92	432 PARK AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT			
Borough	Block Lot	Unit	Address
MANHATTAN	1292 1459 Entire Lot	92B	432 PARK AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT			
Borough	Block Lot	Unit	Address
MANHATTAN	1292 1460 Entire Lot	93B	432 PARK AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT			
Borough	Block Lot	Unit	Address
MANHATTAN	1292 1434 Entire Lot	78A	432 PARK AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT			
Borough	Block Lot	Unit	Address
MANHATTAN	1292 1435 Entire Lot	78B	432 PARK AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT			
Borough	Block Lot	Unit	Address
MANHATTAN	1292 1453 Entire Lot	92	432 PARK AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT			

CONDOMINIUM NO. 2352 B
AMENDMENT TO CONDOMINIUM NO. 2352

432 PARK CONDOMINIUM
432 PARK AVENUE
NEW YORK, N.Y. 10022

TAX BLOCK: 1292

F/K/A TAX LOT: 1434, 1435, 1453, 1459-1460

TAX LOTS: 1434, 1435, 1453

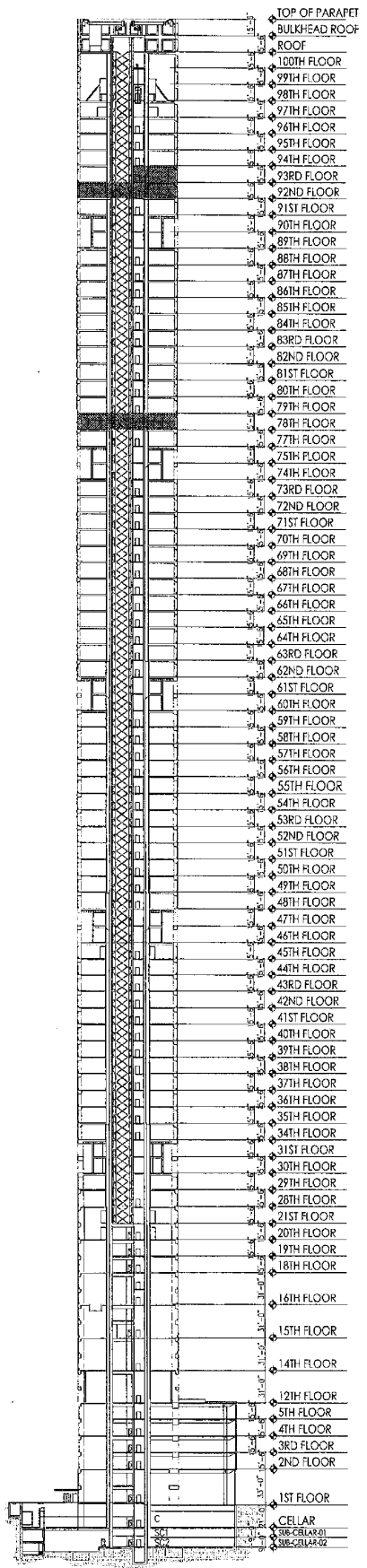
APPROVED BY THE TAX MAP UNIT 5/22/2019

FILED IN NEW YORK CITY LAND RECORDS DIVISION _____

THE LAND AFFECTED BY THE WITHIN INSTRUMENT LIES IN
IN TAX BLOCK 1292 ON THE BLOCK MAP OF TAXES AND ASSESSMENTS IN
THE BOROUGH OF MANHATTAN.

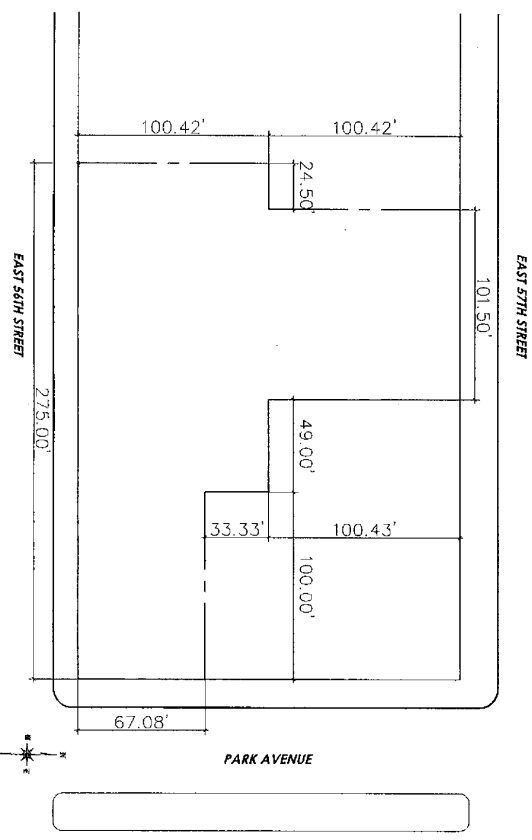
182651
Royal Registered Property Reports, Inc.
125 Park Avenue, Suite 1810
New York, N.Y. 10017
(212) 375-6000

ADDRESS	DATE	DOC. NO.
432 PARK AVENUE NEW YORK, NY 10022	03/14/2019	TL-01



BLDG. CROSS SECTION

SCALE: 1"=10'-0" 3/8" 0" 5' 20" 40" 80"



SITE PLAN

SCALE: 1"=10'-0" 3/8" 0" 5' 20"

CONDOMINIUM PLAN CERTIFICATION
 THE TAX MAP UNIT
 CITY OF NEW YORK
 CERTIFIES THAT:

- (a) THE ANNEXED FLOOR PLANS CONSISTING OF 9 PAGES COVERING MARKETING FLOORS 78, 92-93, PREMISES KNOWN AS 432 PARK CONDOMINIUM, 432 PARK AVENUE, NEW YORK, NY, 10022
- (b) THE UNIT DESIGNATIONS AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN.

DATE: 5/22/09
 Tami Plossidis
 TAX MAP SPECIALIST
 PROPERTY DIVISION

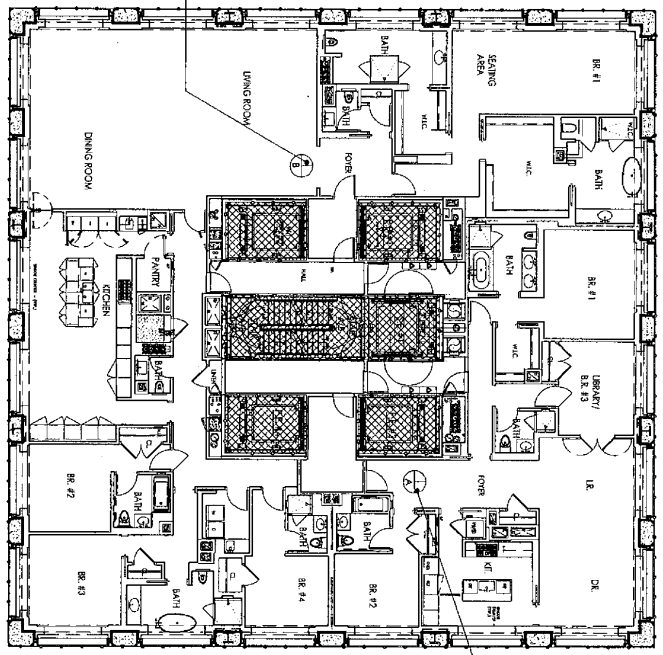
TITLE	DATE
SITE PLAN & CROSS SECTION	03/14/2019
ADDRESS	DWG. NO.
432 PARK AVENUE NEW YORK, NY 10022	TL-02

77TH & 78TH, 80TH-82ND FLOOR PLAN

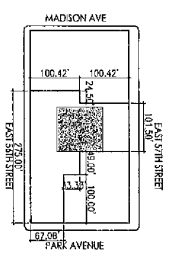
GROSS FLOOR AREA: 8,742 SQ. FT. PER FLOOR



UNIT	TAX LOT NO.	UNIT AREA
77B	1433	5,427
78B	1435	5,427
80B	1438	5,427
81B	1440	5,427
82B	1442	5,427



KEY PLAN



UNIT	TAX LOT NO.	UNIT AREA
77A	1432	2,633
78A	1434	2,633
80A	1437	2,633
81A	1439	2,633
82A	1441	2,633

DIMENSION OF UNITS

THE APPROXIMATE DIMENSIONS OF EACH UNIT CONSISTS OF THE AREA (COLUMNS, JERMOCK, PEES, SHATS, SHARTWAS, CHASSE, CHASTAINS AND CONDUIITS ARE NOT DEDUCTED FROM MEASUREMENT OF EACH UNIT) TO THE CENTERLINE OF THE PARTITIONS OR CONCRETE WALLS SEPARATING ONE UNIT FROM ANOTHER AND OTHER MECHANICAL EQUIPMENT SPACES OR ANY COMMON ELEMENTS NOT WITHIN A UNIT OR TO THE EXTERIOR SIDE OF THE OPPOSITE EXTERIOR WALL. EACH UNIT CONSISTS OF THE AREA MEASURED VERTICALLY FROM THE TOP OF THE FLOOR TO CROCKED UNDER THE FINISHED CEILING. THE METHOD OF MEASUREMENT IS APPLICABLE TO ALL UNITS.

DECLARANT:

80TH AND PARK (NY) OWNER, LLC
 580 MADISON AVENUE, 41ST FLOOR, NEW YORK, NY 10022
 ARCHITECTS CERTIFICATION
 COUNTY OF NEW YORK
 STATE OF NEW YORK

THIS IS TO CERTIFY THAT THIS PLAN IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK AND APPROXIMATE DIMENSIONS OF THE UNITS AS BUILT.



SWORN BEFORE ME THIS... DATE: 3-14-19
 SHERY LYNN EID
 Notary Public, State of New York
 Registration #01E1611341,3
 Commission In New York County
 Commission Expires July 28, 2020

TAX MAP SPECIALIST: J. P. ...

LEGEND	
[Symbol]	RESIDENTIAL UNITS
[Symbol]	GENERAL COMMON ELEMENT
[Symbol]	RESIDENTIAL LIMITED COMMON ELEMENT
[Symbol]	COMMERCIAL LIMITED COMMON ELEMENT
[Symbol]	SIDEWALK VAULTS

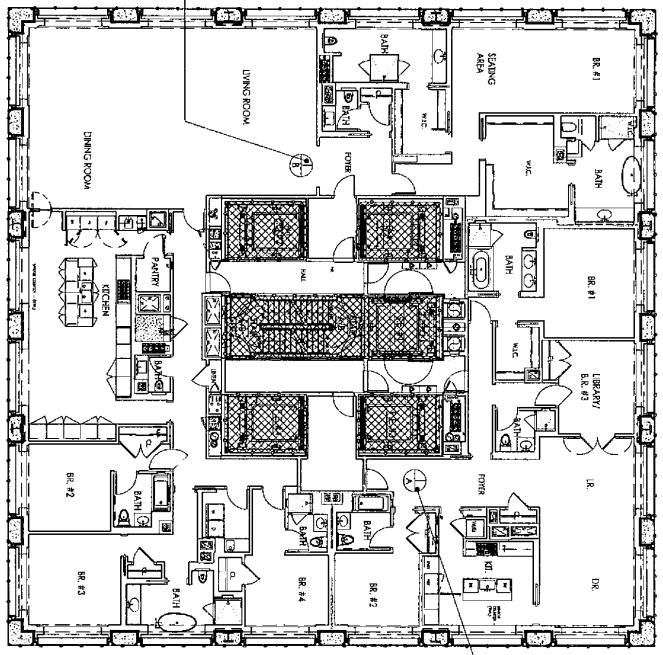
DATE	DESCRIPTION	DATE	DESCRIPTION
03/14/2019	EXISTING 77TH & 78TH, 80TH-82ND FL. PLAN (MKTG.)		
	ADDRESS: 432 PARK AVENUE NEW YORK, NY 10022		
		DATE:	TL-03

77TH, 80TH-82ND FLOOR PLAN

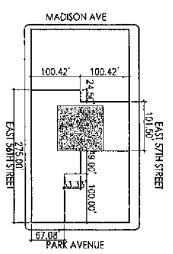
GROSS FLOOR AREA: 8,742 SQ. FT. PER FLOOR



UNIT	TAX LOT NO.	UNIT AREA
778	1433	5,421
808	1438	5,421
818	1440	5,421
828	1442	5,421



KEY PLAN



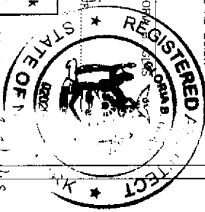
UNIT	TAX LOT NO.	UNIT AREA
77A	1437	2,633
80A	1437	2,633
81A	1439	2,633
82A	1441	2,633

DIMENSION OF UNITS

THE APPROXIMATE DIMENSIONS OF EACH UNIT CONSISTS OF THE AREA MEASURED FROM THE EXTERIOR WALL TO THE EXTERIOR WALL (COLUMNS, MECHANICAL, PIPES, SHAFTS, SWAYTIMES, CASES, CHASISMS AND CONDUITS ARE NOT DEDUCTED FROM MEASUREMENT OF EACH UNIT) TO THE CENTERLINE OF THE PARTITION OR CONCRETE WALLS SEPARATING ONE UNIT FROM ANOTHER. MEASUREMENTS OF COMMON ELEMENTS, STAIRS, ELEVATORS AND OTHER MECHANICAL EQUIPMENT SPACES OF ANY COMMON ELEMENTS NOT WITHIN A UNIT OR TO THE EXTERIOR SIDE OF THE OPPOSITE EXTERIOR WALL. EACH UNIT CONSISTS OF THE AREA MEASURED VERTICALLY FROM THE TOP OF THE FLOOR TO THE TOP OF THE CEILING. THE METHOD OF MEASUREMENT IS APPLICABLE TO ALL UNITS.

DECLARANT:
 580 AND 582 AVENUE, NEW YORK, NY 10022
 ARCHITECTS CERTIFICATION
 COUNTY OF NEW YORK

THIS IS TO CERTIFY THAT THIS PLAN IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK AND APPROXIMATE DIMENSIONS OF THE UNITS AS BUILT.



SWORN BEFORE ME THIS 14th day of May 2019
 Notary Public, State of New York
 Registration #01E61134,413
 Qualified In New York County
 Commission Expires July 26, 2020

DATE: 5/22/2019
 TAX MAP SPECIALIST: T. Proulx's

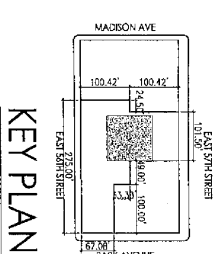
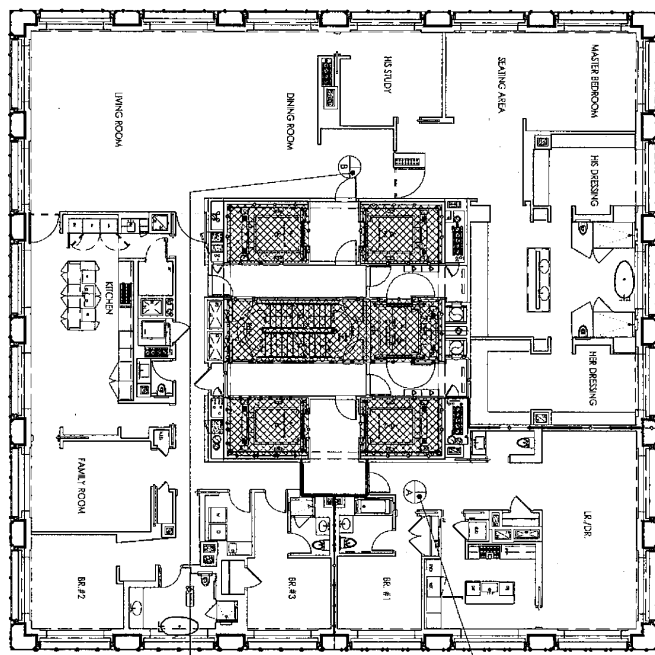
LEGEND

[Symbol]	RETL UNIT	[Symbol]	RESIDENTIAL UNITS
[Symbol]	GAR UNIT	[Symbol]	GENERAL COMMON ELEMENT
[Symbol]	CLUB UNIT	[Symbol]	RESIDENTIAL LIMITED COMMON ELEMENT
[Symbol]	OFFICE UNITS	[Symbol]	COMMERCIAL LIMITED COMMON ELEMENT
[Symbol]	SIDEWALK WALLS		

PROPOSED	DATE
77TH, 80TH-82ND FLOOR PLAN (MARKETING)	03/14/2019
60TH, 63TH-65TH FLOOR PLAN (CONSTRUCTION)	
432 PARK AVENUE NEW YORK, NY 10022	TL-04

78TH FLOOR PLAN

GROSS FLOOR AREA: 8,742 SQ. FT. PER FLOOR



UNIT	TAX LOT NO.	UNIT AREA
734	1434	1,688

UNIT	TAX LOT NO.	UNIT AREA
738	1435	6,586

SHERRY LYNN ELD
 Notary Public, State of New York
 Registration #01E161734413
 Qualified in New York County
 Commission Expires July 28, 2020

DIMENSION OF UNITS

The approximate dimensions of each unit consists of the area measured horizontally from the exterior side of the exterior wall (columns, mechanical, pipes, shafts, stairways, chases, closets, etc.) and columns are not deducted from measurement of each unit to the centerline of the partition or concrete walls separating one unit from another. The area of common walls, common stairs, common elevators and other mechanical equipment spaces or any common elevators not within a unit or to the exterior side of the exterior exterior wall. Each unit consists of the area measured horizontally from the exterior wall to the exterior wall, including the floor and ceiling. The method of measurement is applicable to all units.

DECLARANT:
 SEPT AND PARK (NY) OWNER, LLC
 850 MADISON AVENUE, 10TH FLOOR, NEW YORK, NY 10022
 ARCHITECTS CERTIFICATION
 STATE OF NEW YORK
 COUNTY OF NEW YORK

THIS IS TO CERTIFY THAT THIS PLAN IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND FILED BY THE DEPARTMENT OF BUILDINGS AND PLANNING AND THAT THE DEPARTMENT OF BUILDINGS AND PLANNING HAS REVIEWED AND APPROVED THE DIMENSIONS OF THE UNITS AS BUILT AND APPROXIMATE DIMENSIONS OF THE UNITS AS BUILT.

SWORN BEFORE ME THIS... DAY OF...
 TAX LOT CERTIFICATION: 8/14/2019



THE UNIT DESIGNATIONS AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN.

DATE: 5/22/2019
 TAX MAP SPECIALIST: J. P. ...

LEGEND

[Symbol]	RETAIL UNIT	[Symbol]	RESIDENTIAL UNITS
[Symbol]	GAR UNIT	[Symbol]	GENERAL COMMON ELEMENT
[Symbol]	CLUB UNIT	[Symbol]	RESIDENTIAL LIMITED COMMON ELEMENT
[Symbol]	OFFICE UNITS	[Symbol]	COMMERCIAL LIMITED COMMON ELEMENT
[Symbol]	SIDEWALK MAULTS		

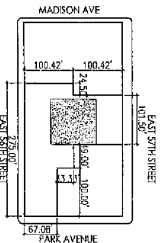
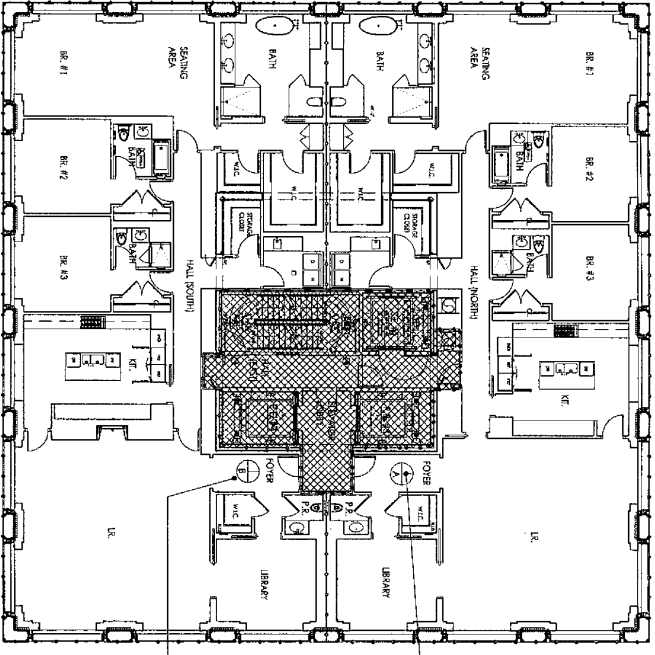
NO.	DESCRIPTION	DATE
1	PROPOSED 78TH FLOOR PLAN (MARKETING)	03/14/2019
2	61TH FLOOR PLAN (CONSTRUCTION)	

ADDRESS: 432 PARK AVENUE, NEW YORK, NY 10022

PROJECT NO.: TL-05

91ST, 94TH & 95TH FLOOR PLAN

GROSS FLOOR AREA: 8,742 SQ. FT. PER FLOOR



KEY PLAN

UNIT	TAX LOT NO.	UNIT AREA
91A	1452	3,982
94A	1455	3,952
95A	1458	3,982

UNIT	TAX LOT NO.	UNIT AREA
91B	1458	3,977
94B	1461	3,977
95B	1462	3,977

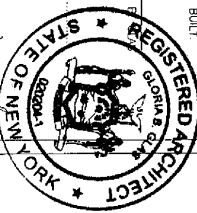
DIMENSION OF UNITS

THE APPROPRIATE DIMENSIONS OF EACH UNIT CONSISTS OF THE AREA MEASURED HORIZONTALLY FROM THE EXTERIOR SIDE OF THE EXTERIOR WALL (COLUMNS, MECHANICAL, PIPES, SHEDS, SWATHS, CHASES, CHIMNEYS AND CONDUITS ARE NOT DEDUCTED FROM MEASUREMENT OF EACH UNIT) TO THE CENTRELINE OF THE PARTITIONS OR CONCRETE WALLS SEPARATING ONE UNIT FROM ANOTHER. STAIRS, ELEVATORS AND OTHER MECHANICAL EQUIPMENT SPACES OR ANY COMMON ELEMENTS NOT WITHIN A UNIT OR TO THE EXTERIOR SIDE OF THE OPPOSITE EXTERIOR WALL EACH UNIT CONSISTS OF THE AREA MEASURED HORIZONTALLY FROM THE EXTERIOR WALL TO THE CENTRELINE OF THE EXTERIOR WALL AND SUB-FLOORING MATERIALS TO THE UNDERSIDE OF THE CEILING. THE METHOD OF MEASUREMENT IS APPLICABLE TO ALL UNITS.

DECLARANT:
 95TH AND PARK AVENUE, OWNER, LLC
 4332 PARK AVENUE, 4TH FLOOR, NEW YORK, NY 10022
 ARCHITECTS, CERTIFICATION
 STATE OF NEW YORK
 COUNTY OF NEW YORK

THIS IS TO CERTIFY THAT THIS PLAN IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS AND PLANNING AND THAT THE FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION AND APPROXIMATE DIMENSIONS OF THE UNITS AS BUILT.

SWORN BEFORE ME THIS 31st DAY OF JULY 2019
 Notary Public, State of New York
 Registration #01E16113413
 Qualified in New York County
 Commission Expires July 28, 2020



THE UNIT DESIGNATIONS AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX OF NUMBERS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN

DATE: 5/22/2019
 TAX MAP SPECIALIST: T. Ptaszowski

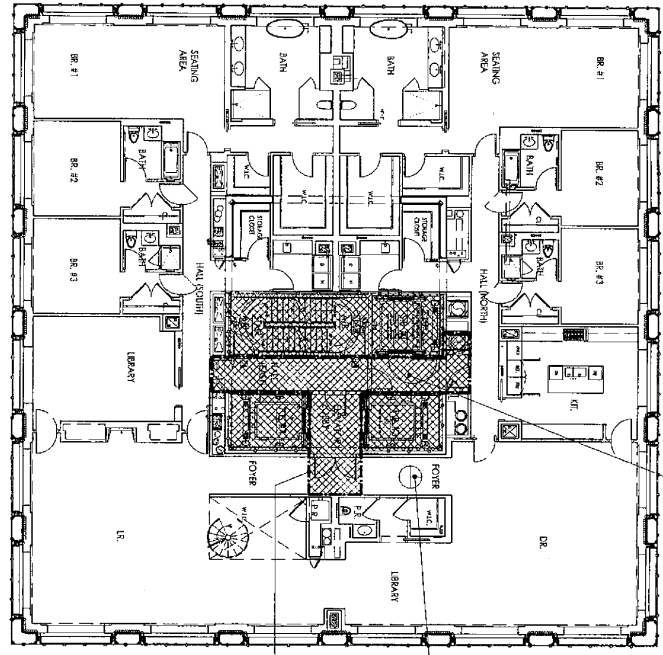
LEGEND

	RETAIL UNIT		RESIDENTIAL UNITS
	CAR UNIT		GENERAL COMMON ELEMENT
	CLUB UNIT		RESIDENTIAL LIMITED COMMON ELEMENT
	OFFICE UNITS		COMMERCIAL LIMITED COMMON ELEMENT
	SIDEWALK VALLEYS		

SCALE	DATE
PROPOSED 91ST, 94TH & 95TH FLOOR PLAN (MARKETING) 74TH, 77TH & 78TH FLOOR PLAN (CONSTRUCTION)	03/14/2019
ADDRESS 4332 PARK AVENUE NEW YORK, NY 10022	TAX MAP TL-07

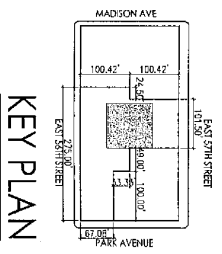
92ND FLOOR PLAN

GROSS FLOOR AREA: 8,742 SQ. FT. PER FLOOR



LINES DENOTES AREAS TO BE INCLUDED AS EXCLUSIVE USE AREAS

UNIT	PART OF TAX LOT	UNIT AREA	TOTAL UNIT AREA
UNIT 92	PART OF 1453	326	11,506



KEY PLAN

DIMENSION OF UNITS

THE APPROXIMATE DIMENSIONS OF EACH UNIT CONSISTS OF THE AREA BOUNDARIES OF THE EXTERIOR WALLS OF THE EXTERIOR WALL (INCLUDING MECHANICAL, PETS, SHIRTS, SHIRTWAHS, CHASES, CHANGEROOMS AND CONDUITS ARE NOT DEDUCTED FROM MEASUREMENT OF EACH UNIT) TO THE CENTERLINE OF THE PARTITIONS OR CONCRETE WALLS SEPARATING ONE UNIT FROM ANOTHER. STAIRS, ELEVATORS AND OTHER MECHANICAL EQUIPMENT SPACES OR ANY COMMON ELEMENTS NOT WITHIN A UNIT OR TO THE EXTERIOR SIDE OF THE OPERABLE EXTERIOR WALL. EACH UNIT CONSISTS OF THE AREA MEASURED PERMANENTLY FROM THE CORNER OF THE FLOOR TO CORNER OF THE PERMANENT EXTERIOR WALL. THE METHOD OF MEASUREMENT IS APPLICABLE TO ALL UNITS.

DECLARANT:
 58TH AND PARK (NY) OWNER, LLC
 540 MADISON AVENUE, 14TH FLOOR, NEW YORK, NY 10022
 ARCHITECTS CERTIFICATION
 STATE OF NEW YORK
 COUNTY OF NEW YORK

THIS IS TO CERTIFY THAT THIS PLAN IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS FOR NEW YORK AND FILED WITH THE DEPARTMENT OF TAXATION AND FINANCE FOR THE CITY AND COUNTY OF NEW YORK AND APPROXIMATE DIMENSIONS OF THE UNITS AS BUILT.

SWORN BEFORE ME THIS 18th day of March 2019
 TAX LOT CERTIFICATION
 SHEENY LYNN EID
 Notary Public, State of New York
 Registered in New York County
 Commission Expires July 26, 2020



DATE: 5/22/2019
 TAX MAP SPECIALIST: I. P. P. P.

LEGEND

	RETL UNIT		RESIDENTIAL UNITS
	ONE UNIT		GENERAL COMMON ELEMENT
	CLUB UNIT		RESIDENTIAL LIMITED COMMON ELEMENT
	OFFICE UNITS		COMMERCIAL LIMITED COMMON ELEMENT
	SOB-WALK VAULTS		EXCLUSIVE USE AREA

PROPOSED 92ND FLOOR PLAN (MARKETING)	DATE 03/14/2019
75TH FLOOR PLAN (CONSTRUCTION)	
432 PARK AVENUE NEW YORK, NY 10022	TL-08

